File No. 261001000

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/19/06 10:02 2 pgs
Fees:13.00 Taxes:1302.40
20061219-0156072

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,000.00

William O. Buchanan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: June 22, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shirley M. Buchanan	New South Federal Savings Bank	Map 098-13-0C Parcel 027.00
(NAME)	(NAME)	
5829 Seven Points Trace	210 Automation Way	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Birmingham, AL 35210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Patsy H. Hall and husband William James Hall,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shirley M. Buchanan and husband, William O. Buchanan,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 144, on the Plan of Phase One, The Meadows of Seven Points, as shown by plat appearing of record in Plat Book 11700, Page 18-20, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Patsy H. Hall and husband William James Hall by Warranty Deed dated July 28, 2003 of record in Instrument No. 20030805-0110887, Register's Office for Davidson County, Tennessee.

This property is subject to: 2007 property taxes and every year thereafter; Declaration of Covenants, Conditions, Restrictions, and By-Laws filed of Record in Book 11670, page 822, said Register's Office; Home Owners Association filed of Record in Instrument No. 20000322-0028986, said Register's Office; Stormwater Detention Agreement filed of Record in Book 11681, page 411, said Register's Office; Subject to any and all matters filed of record in Plat book 11700, pages 18-20; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5829 Seven Points Trace, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 18th day of December, 2006.

Patsy H. Hall

William James Hall

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Patsy H. Hall and William James Hall, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 18th day of December, 2006.

Commission expires: ~~June 22, 2009~~ 9.22.07

~~Linda V Jones~~ Notary Public

(seal)

JULIA A. HIRT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

File Number: 261001000

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122